

“The City With a Heart”



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AGENDA PLANNING COMMISSION MEETING

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December 15, 2015

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: November 3, 2015

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. CONDUCT OF BUSINESS -- Planning Commission Staff Report Discussion

6. PUBLIC HEARINGS:

a. 151 Portola Way (APN: 020-351-120)

Zoning: R-1: Single-Family Residential

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a one story vertical addition and a one story rear horizontal addition that would in total add 997 square feet of floor area to the existing dwelling thereby increasing its floor area by more than 50% (59%), per

Section 12.200.030.B.1 of the San Bruno Municipal Code. Randall and Bridgett Weaver (Applicants and Owners) **UP-15-020**.

b. 1801 Cedarwood Drive (APN: 020-021-370)

Zoning: R-1: Single-Family Residential

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 510 square foot addition which would increase the gross floor area of the existing home above the maximum permitted floor area ratio (.519) for the district and only provide two (2) parking spaces where three (3) are required, per Sections 12.200.030.B.2 and 12.200.080.A.3 of the San Bruno Municipal Code. David Hirzel (Applicant) Jesus and Maria Ontiveros (Owners) **UP-15-021**.

c. 398 El Camino Real (APN 020-364-070)

Zoning: C – General Commercial

Recommended Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow an off-site construction staging area within a portion of the San Bruno Cable parking lot located on the east side of El Camino Real just south of Taylor Avenue per Section 12.84.030 of the San Bruno Municipal Code. A portion of the San Bruno Cable parking lot will serve as a construction staging area for the construction of the mixed-use development located at 406-418 San Mateo Avenue. Johnstone Moyer, Inc. (Applicant), City of San Bruno (Owner) **TUP-15-008**.

The applicant has withdrawn the Temporary Use Permit Application for this location.

7. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the January 14, 2016 Architectural Review Committee members

B. PLANNING COMMISSION DISCUSSION

8. ADJOURNMENT

The next regular Planning Commission Meeting will be held on January 19, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.